

# SAN MATEO COUNTY ECONOMIC FORECAST

San Mateo County is located on the Bay Area Peninsula, south of San Francisco County. San Mateo County has a population of 748,400 people and approximately 371,000 wage and salary jobs. The per capita income in San Mateo County is \$78,961, and the average salary per worker is \$100,664.

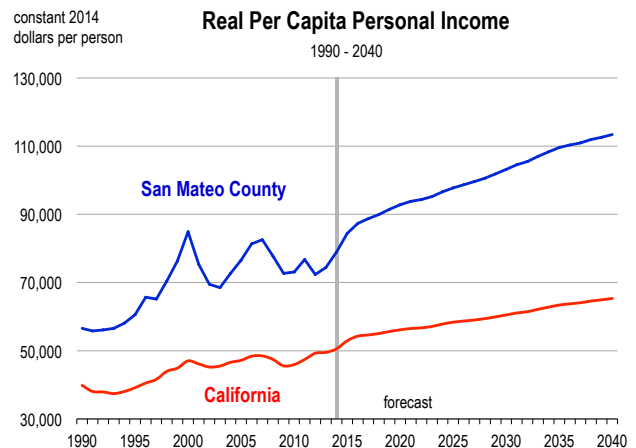
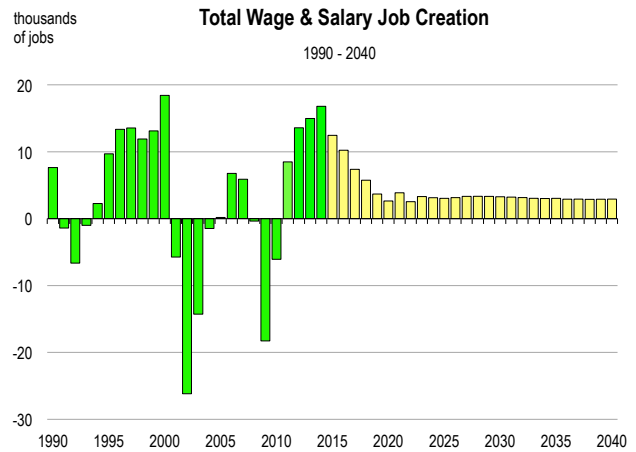
In 2014, employment in Northern California increased by 3.4 percent, whereas employment in the greater Bay Area grew by 4.0 percent. In San Mateo County, total employment grew by 16,800 jobs, representing a growth rate of 4.7 percent. The unemployment rate improved substantially, falling from 5.3 percent in 2013 to 4.2 percent in 2014.

In 2014, the largest employment increases were observed in professional services (+5,300 jobs), information (+2,200 jobs), leisure and hospitality (+1,800 jobs), and construction (+1,600 jobs). No major sectors had job losses.

Between 2009 and 2014, the population of San Mateo County grew at an annual average rate of 0.9 percent. Net migration was responsible for about 30 percent of this growth, whereas the natural increase (new births) accounted for the remaining 70 percent.

## FORECAST HIGHLIGHTS

- Total employment is expected to increase by 3.4 percent in 2015. From 2015 to 2020, job growth is forecasted to average 1.5 percent per year.
- Average salaries are currently well above the California average, and will remain so over the forecast horizon. In San Mateo County, inflation-adjusted salaries are projected to rise by an average of 0.8 percent per year from 2015 to 2020.
- Between 2015 and 2020, employment growth will be led by the professional services, information, education and healthcare, and leisure services. Together, these sectors will account for 71 percent of employment growth over this period.
- The population will grow at a rate of approximately 0.9 percent in 2015. Annual growth in the 2015-2020 period is expected to average 0.6 percent.
- Over the 2015-2020 forecast period, overall net migration will be positive but modest. During this time frame, an average of 810 net migrants will enter the county each year.

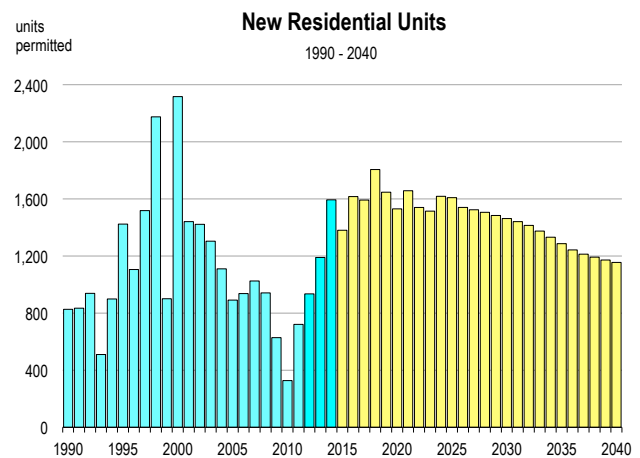
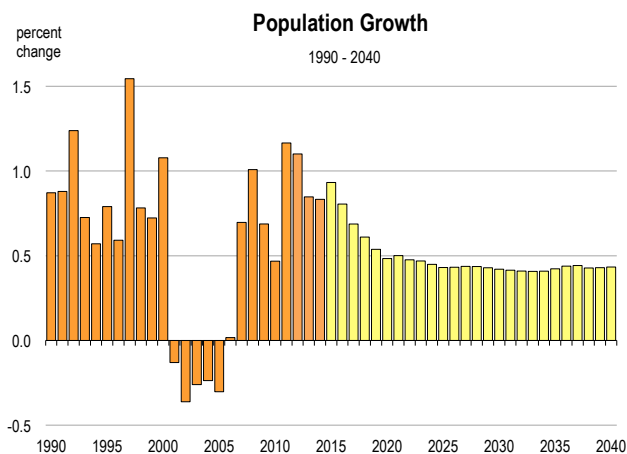


- Between 2015 and 2020, an average of 1,600 housing permits will be issued each year. The largest development project is the Redwood City Saltworks project, which could produce up to 12,000 homes, although construction would likely extend well beyond the year 2020.
- Real per capita income will rise by 6.9 percent in 2015. During the 2015-2020 period, real per capita income is expected to increase by 1.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.8 percent per year from 2015 to 2020.
- Industrial production is forecasted to rise by 4.4 percent in 2015. Over the following five years, the growth rate will average 3.1 percent per year.

# San Mateo County Economic Forecast

## 2006-2014 History, 2015-2040 Forecast

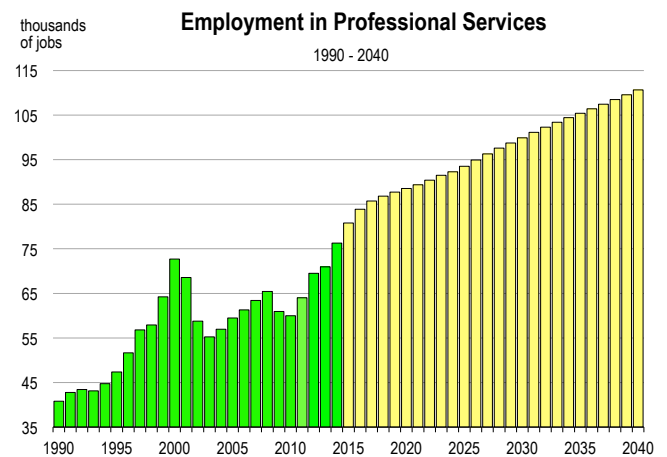
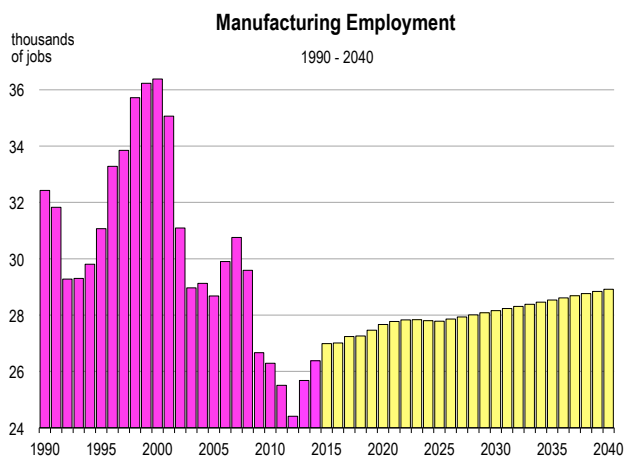
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2006	699,398	-5,098	702	256.3	937	\$12.9	\$47.2	\$81,350	3.2	203.2	9.6	3.7
2007	704,272	-360	707	257.5	1,025	\$13.3	\$49.9	\$82,589	3.4	201.5	9.8	3.8
2008	711,374	1,623	698	258.0	942	\$13.1	\$48.9	\$77,771	2.9	184.3	10.0	4.8
2009	716,264	-280	684	258.1	629	\$11.3	\$46.4	\$72,719	0.8	167.6	9.5	8.4
2010	719,619	-1,560	678	257.8	327	\$12.0	\$47.5	\$73,109	1.3	159.3	9.4	8.4
2011	728,006	3,768	675	258.3	721	\$13.0	\$51.7	\$76,733	2.7	147.9	9.1	7.5
2012	736,019	3,640	684	258.9	935	\$13.9	\$50.7	\$72,394	2.7	147.3	9.1	6.5
2013	742,256	1,872	702	259.2	1,190	\$14.6	\$53.7	\$74,419	2.3	147.2	9.7	5.3
2014	748,438	2,241	716	260.3	1,594	\$15.4	\$59.1	\$78,961	2.8	147.4	10.1	4.2
2015	755,416	2,769	724	261.5	1,381	\$16.5	\$64.5	\$84,393	1.2	138.0	10.5	3.6
2016	761,497	2,010	732	262.7	1,617	\$17.3	\$69.4	\$87,345	3.2	129.2	10.8	3.5
2017	766,730	1,238	739	264.2	1,592	\$17.9	\$73.3	\$88,735	3.2	120.9	11.1	3.4
2018	771,409	716	746	265.6	1,806	\$18.6	\$77.0	\$89,932	3.0	113.3	11.4	3.4
2019	775,558	220	753	267.1	1,647	\$19.2	\$81.0	\$91,499	2.8	106.1	11.8	3.3
2020	779,307	-145	760	268.6	1,531	\$19.9	\$85.0	\$92,847	2.9	99.2	12.3	3.3
2021	783,210	36	766	269.9	1,658	\$20.6	\$89.0	\$93,827	3.0	92.9	12.7	3.2
2022	786,938	-113	772	271.4	1,541	\$21.3	\$92.8	\$94,380	3.1	86.9	13.1	3.2
2023	790,630	-121	777	272.7	1,515	\$21.9	\$96.5	\$95,209	2.7	81.3	13.5	3.2
2024	794,181	-227	783	274.1	1,619	\$22.6	\$100.9	\$96,601	2.6	76.1	13.9	3.2
2025	797,601	-313	788	275.5	1,609	\$23.3	\$105.4	\$97,769	2.8	71.3	14.2	3.2
2026	801,048	-260	793	276.9	1,541	\$24.1	\$109.9	\$98,704	2.8	66.7	14.7	3.2
2027	804,550	-180	797	278.3	1,524	\$24.9	\$114.5	\$99,586	2.8	62.5	15.1	3.1
2028	808,061	-152	802	279.6	1,506	\$25.7	\$119.3	\$100,645	2.7	58.5	15.6	3.1
2029	811,528	-195	807	280.9	1,484	\$26.5	\$124.3	\$101,892	2.5	54.8	16.1	3.2
2030	814,941	-260	811	282.2	1,463	\$27.4	\$129.4	\$103,204	2.4	51.4	16.6	3.2
2031	818,321	-327	816	283.5	1,441	\$28.3	\$134.7	\$104,554	2.3	48.1	17.1	3.2
2032	821,673	-401	820	284.8	1,415	\$29.2	\$139.8	\$105,471	2.5	45.1	17.6	3.2
2033	825,023	-479	824	286.0	1,375	\$30.2	\$145.3	\$106,990	2.1	42.3	18.2	3.3
2034	828,398	-544	828	287.2	1,332	\$31.1	\$151.1	\$108,336	2.3	39.6	18.7	3.3
2035	831,901	-498	832	288.4	1,287	\$32.1	\$157.2	\$109,586	2.4	37.2	19.3	3.3
2036	835,551	-440	836	289.5	1,243	\$33.2	\$163.3	\$110,312	2.8	34.8	19.9	3.4
2037	839,247	-451	841	290.6	1,213	\$34.3	\$169.7	\$110,969	2.8	32.7	20.5	3.4
2038	842,837	-589	845	291.7	1,192	\$35.3	\$176.4	\$111,929	2.7	30.6	21.1	3.4
2039	846,458	-587	849	292.7	1,172	\$36.5	\$183.4	\$112,637	2.8	28.7	21.7	3.4
2040	850,127	-572	853	293.8	1,155	\$37.6	\$190.5	\$113,388	2.8	27.0	22.6	3.5

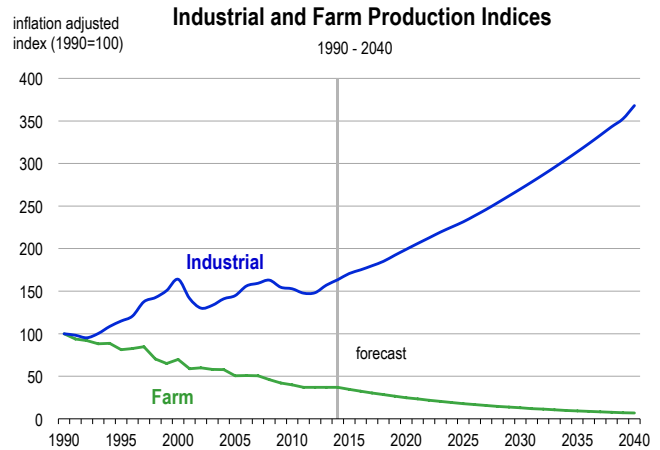
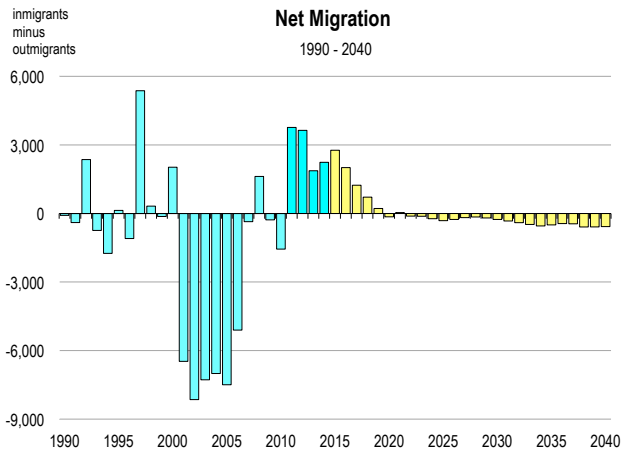
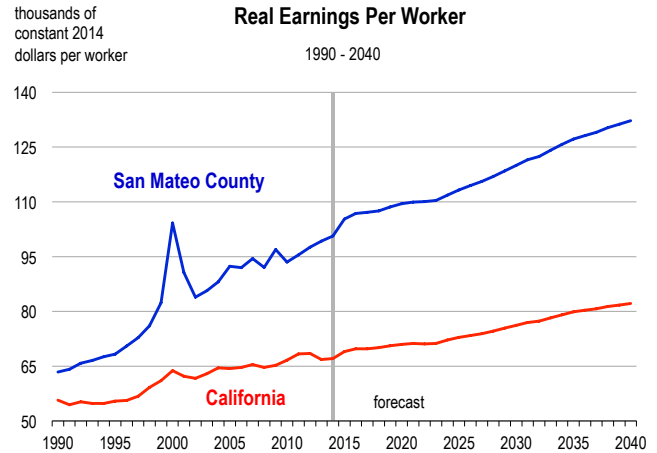
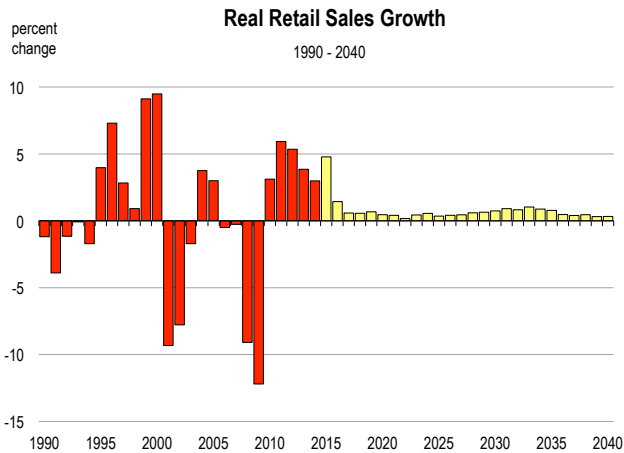


# San Mateo County Employment Forecast

## 2006-2014 History, 2015-2040 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2006	335.9	1.93	17.6	29.9	26.7	48.3	21.7	61.3	18.5	33.1	33.5	32.3
2007	341.8	2.01	18.8	30.8	27.0	48.3	21.5	63.4	17.4	33.9	34.9	32.1
2008	341.4	1.88	17.9	29.6	27.1	47.5	20.5	65.4	18.8	34.5	34.3	31.8
2009	323.2	1.71	13.8	26.7	25.3	44.6	19.1	60.9	18.1	36.7	33.5	31.3
2010	317.1	1.73	12.9	26.3	24.4	44.0	18.6	60.0	17.5	35.3	33.8	31.3
2011	325.6	1.58	14.2	25.5	24.1	44.3	19.4	64.0	17.9	36.4	35.4	30.6
2012	339.2	1.61	15.2	24.4	25.5	44.7	20.0	69.5	20.9	37.4	36.8	30.3
2013	354.2	1.62	16.7	25.7	27.1	45.3	20.2	71.0	23.6	39.7	39.5	30.4
2014	371.0	1.71	18.3	26.4	27.8	46.9	20.8	76.3	25.7	40.7	41.3	30.8
2015	383.4	1.72	18.0	27.0	28.7	48.1	21.4	80.8	27.4	42.1	42.5	31.3
2016	393.7	1.73	18.9	27.0	29.5	48.7	21.8	83.9	28.5	43.2	43.9	31.6
2017	401.0	1.74	19.1	27.2	30.2	49.0	22.1	85.7	29.5	44.3	45.0	31.7
2018	406.8	1.75	20.0	27.3	30.8	49.3	22.2	86.8	30.3	45.4	45.7	31.8
2019	410.5	1.76	19.4	27.5	31.4	49.4	22.3	87.7	30.9	46.3	46.1	31.8
2020	413.1	1.77	18.4	27.7	31.8	49.6	22.4	88.5	31.4	47.4	46.3	32.0
2021	417.0	1.78	19.0	27.8	32.3	49.7	22.5	89.4	31.9	48.3	46.4	31.9
2022	419.5	1.79	18.3	27.8	32.8	49.8	22.5	90.4	32.3	49.3	46.5	31.9
2023	422.8	1.80	18.5	27.8	33.3	49.9	22.5	91.5	32.7	50.1	46.5	31.9
2024	426.0	1.82	18.8	27.8	33.7	50.0	22.6	92.3	33.0	50.9	46.5	32.0
2025	429.0	1.83	18.6	27.8	34.0	50.1	22.6	93.5	33.5	51.8	46.6	32.0
2026	432.2	1.84	18.2	27.9	34.3	50.3	22.6	94.9	33.9	52.5	46.7	32.1
2027	435.5	1.85	18.1	27.9	34.6	50.4	22.6	96.3	34.4	53.3	46.9	32.1
2028	438.8	1.86	18.1	28.0	34.9	50.6	22.6	97.6	34.8	54.1	47.1	32.2
2029	442.2	1.87	18.1	28.1	35.0	50.7	22.6	98.7	35.3	54.8	47.4	32.2
2030	445.4	1.88	18.0	28.2	35.1	50.9	22.6	99.9	35.9	55.6	47.7	32.3
2031	448.7	1.89	17.9	28.2	35.2	51.1	22.5	101.1	36.4	56.2	48.0	32.3
2032	451.8	1.90	17.9	28.3	35.3	51.3	22.5	102.3	37.0	56.8	48.4	32.3
2033	454.9	1.91	17.7	28.4	35.4	51.5	22.5	103.4	37.5	57.5	48.7	32.4
2034	457.9	1.93	17.5	28.5	35.4	51.7	22.4	104.4	38.1	58.2	49.0	32.4
2035	460.9	1.94	17.3	28.5	35.5	51.9	22.4	105.4	38.7	59.0	49.3	32.5
2036	463.8	1.95	17.1	28.6	35.6	52.0	22.4	106.4	39.3	59.7	49.7	32.5
2037	466.8	1.96	17.0	28.7	35.6	52.1	22.4	107.4	39.8	60.4	50.0	32.6
2038	469.7	1.97	16.9	28.8	35.7	52.3	22.3	108.5	40.4	60.9	50.4	32.6
2039	472.6	1.98	16.8	28.8	35.8	52.4	22.2	109.6	41.0	61.5	50.7	32.7
2040	475.5	1.99	16.8	28.9	35.8	52.5	22.2	110.6	41.6	62.0	51.1	32.7





## County Economic and Demographic Indicators

### Projected Economic Growth (2015-2020)

Expected retail sales growth:	3.8%
Expected job growth:	7.7%
Fastest growing jobs sector:	Information
Expected personal income growth:	13.5%

Expected population growth:	3.2%
Net migration to account for:	16.9%
Expected growth in number of vehicles:	4.9%

### Demographics (2015)

Unemployment rate (March 2015):	3.4%
County rank* in California (58 counties):	1st
Percent of population working age:(16-64)	65.60

Population with B.A. or higher:	43.63%
Median home selling price (2014):	\$842,000
Median household income:	\$89,434

### Quality of Life

Violent Crime rate (2013):	235 per 100,000 persons
County rank* in California (58 counties):	11th
Average commute time to work (2015):	28.45 minutes

High School drop out rate (2014):	5.6%
Households at/below poverty line (2015):	5.32%

\* The county ranked 1st corresponds to the lowest rate in California